

APPENDIX G

**EASEMENTS, DEED RESTRICTIONS AND
COVENANTS**

Electric Easement in Liber 4857, cp 216

Declaration of Covenants & Restrictions and Easements in Liber 12344, cp 747

Boundary Line Agreement in Liber 11768, cp 457

Avigation Easement in Liber 4462, cp 372

Rights of utility companies to use and maintain the Long Island Power Authority Easement

DECL of
CPS



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DECLARATION/DOP
Number of Pages: 8
Receipt Number : 04-0104691

Recorded: 09/22/2004
At: 10:28:19 AM

LIBER: D00012344
PAGE: 747

District:	Section:	Block:	Lot:
0900	314.00	02.00	020.003

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$24.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$50.00	NO
SCTM	\$0.00	NO			

Fees Paid \$104.00

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Edward P.Romaine
County Clerk, Suffolk County

1 2

Number of pages 8

TORRENS

Serial # _____

Certificate # _____

Prior Cif. # _____

RECORDED
2004 Sep 22 10:28:19 AM
Edward P. Romaine
CLERK OF
SUFFOLK COUNTY
L D00012344
P 747

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee 24Handling 5.00TP-584 5

Notation _____

EA-52 17 (County) _____ Sub Total 34EA-5217 (State) 150.00

R.P.T.S.A. _____

Comm. of Ed. 5.00

Affidavit _____

Certified Copy _____

NYS Surcharge 15.00

Other _____

Sub Total 90Grand Total 104

Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec./Assit. _____

or

Spec. /Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____

Held for Appointment _____

Transfer Tax 0

Mansion Tax _____

The property covered by this mortgage is
or will be improved by a one or two
family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on
page # _____ of this instrument.

4 Dist. _____ Section _____ Block 02

Real Property
Tax Service
Agency
Verification

0900 31400 0200 020003
0900 31400 0200 048000



Community Preservation Fund

Consideration Amount \$ _____

CPF Tax Due \$ _____

Improved _____

Vacant Land _____

TD _____

TD _____

TD _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

BURKE + SULLIVAN
41 MEETING HOUSE LANE
SOUTHAMPTON, NY 11968

7

Title Company Information

Co. Name COMMONWEALTH LAND TITLETitle # RH04301125 / 1131

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached DECLARATION OF COVENANTS AND RESTRICTIONS made by:
(SPECIFY TYPE OF INSTRUMENT)

NELLA LIQUIDATING TRUST AND
NAM ASSOCIATES, INC.

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the Township of SOUTHAMPTON

In the VILLAGE _____

or HAMLET of EAST QUOGUE

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

DECLARATION OF COVENANTS AND RESTRICTONS

THIS INDENTURE, made this 8th day of September, 2004, by Nella Liquidating Trust ("Nella"), with an address at c/o Allen & Company, 711 Fifth Avenue, New York, NY 10022 and NAM Associates, Inc. ("NAM"), with an address at c/o Belesi & Donovan, P.C., 1225 Franklin Avenue, Suite 400, Garden City, New York 11530, hereinafter referred to as the "Declarants,"

W I T N E S S E T H

WHEREAS, Declarant Nella is the owner of lands in the Town of Southampton situate at Spinney Road, East Quogue, New York, said lands being bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

See Schedule A.

WHEREAS, Declarant NAM is the owner of lands in the Town of Southampton situate at Spinney Road, East Quogue, New York, said lands being bounded and described as follows:

See Schedule B.

WHEREAS, Declarants are required, pursuant to the land transfer approval granted by the Planning Board of the Town of Southampton in a resolution adopted May 13, 2004, to create mutual easements for the purpose of ingress and egress from Lewis Road to the above described lots or parcels of land and so that there will

be only one (1) common access from Lewis Road to serve all of these lots; and

WHEREAS, the location of such access on Lewis Road has yet to be determined; and

WHEREAS, the Town requires that Declarants abide by the Town's determination as to the proposed location of the access point on Lewis Road;

1. Declarants mutually agree that the Town of Southampton shall decide, in context of any proposed application for development of the land owned by Nella or NAM, the location of the joint access from the Nella and NAM properties to Lewis Road;

2. Upon the filing by either Declarant of an application that proposes to create an access to Lewis Road, the other Declarant shall be notified by certified mail, return receipt requested, to the address indicated herein.

3. No determination on the location of the access point along Lewis Road shall be made without both declarants having been notified of the dates of hearing and having been given the opportunity of participating in same.

4. This declaration is binding upon all grantees, heirs, distributes, successors, or assigns or any portion of the lands owned by Declarants as described above.

5. This Declaration of Covenants and Restrictions may not be revoked, rescinded, extinguished, modified or amended without the express written permission of majority plus one of the Southampton Town Planning Board or its legal successor.

IN WITNESS WHEREOF, the Declarants have hereunto set their hands and seals as of the day and year first above written.

NELLA LIQUIDATING TRUST

By: Terry Allen Kramer
Terry Allen Kramer
Trustee

NAM Associates, Inc.

By: Noreen A. Donovan
Noreen A. Donovan
President



STATE OF NEW YORK)
) ss.:
COUNTY OF Suffolk)

On the 4th day of September in the year 2004, before me, the undersigned, personally appeared Terry Allen Kramer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Doreen Weiss
New York State Notary Public

DOREEN WEISS
Notary Public, State of New York
No. 4931537
Qualified in Suffolk County
Commission Expires June 20, 2008

STATE OF NEW YORK)
) ss.:
COUNTY OF Suffolk)

On the 8th day of SEPTEMBER in the year 2004, before me, the undersigned, personally appeared Noreen A. Donovan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Patricia L. Fallon
New York State Notary Public

PATRICIA L. FALLON
Notary Public, State Of New York
No. 01FA4950146
Qualified In Suffolk County
Commission Expires April 24, 2007

SCHEDULE A

BEGINNING at a point on the northwesterly line of land of the Long Island Railroad at the southwesterly corner of the premises herein described and being North 49 degrees 44 minutes 04 seconds East, 561.83 feet as measured along said northwesterly line of land of the Long Island Railroad from its intersection with the northeasterly side of Lewis Road;

RUNNING THENCE North 01 degrees 56 minutes 00 seconds West along land now or formerly of Nam Associates, Inc., 588.96 feet to other land of the party of the first part;

THENCE along said last mentioned land the following two (2) courses and distances:

1) North 49 degrees 44 minutes 20 seconds East, 381.14 feet;
and

2) North 50 degrees 00 minutes 40 seconds East, 229.26 feet to land now or formerly of Nam Associates, Inc.;

THENCE South 02 degrees 25 minutes 50 seconds East along said last mentioned land, 585.01 feet to the northwesterly line of land of the Long Island Railroad;

THENCE along said northwesterly line of land of the Long Island Railroad the following two (2) courses and distances:

1) South 50 degrees 00 minutes 40 seconds West, 253.71 feet;
and

2) South 49 degrees 44 minutes 20 seconds West, 381.14 feet to the point or place of BEGINNING.

SCHEDULE B

PARCEL I: Suffolk County Tax Map District 0900 Section 250.00
Block 03.00 Lots 009.000, 011.000, 013.000 & 014.000:

ALL that certain plot, piece or parcel of land, situate,
lying and being at East Quogue, in the Town of Southampton, County
of Suffolk and State of New York, known and designated as Lots
numbered 150 to 201 inclusive, in Block A, Lots numbered 207 to
216 inclusive, in Block A, Lots numbered 116 to 202, inclusive in
Block B and Lot No. 115 in Block 13 on that plan of Lots called
"Quogue Estates" surveyed by L. M. Raynor, Licensed Surveyor,
Riverhead, New York, and filed in the Suffolk County Clerk's
Office on February 26, 1930 as Map No. 698.

PARCEL II: Suffolk County Tax Map District 0900 Section
314.00 Block 02.00 part of Lot 020.001:

ALL that certain plot, piece or parcel of land, situate,
lying and being at East Quogue, Town of Southampton, County of
Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the
Northwesterly side of land of the LIRR with the Northeasterly side
of Lewis Road;

RUNNING THENCE North 42 degrees 55 minutes 00 seconds West,
429.73 feet to land now or formerly of Britton;

RUNNING THENCE North 2 degrees 5 minutes 40 seconds West,
413.88 feet to land now or formerly of Fleckenstein;

RUNNING THENCE North 87 degrees 36 minutes 30 seconds East
26.59 feet;

RUNNING THENCE South 2 degrees 23 minutes 30 seconds East,
80.72 feet;

RUNNING THENCE North 87 degrees 44 minutes 30 seconds East,
104.35 feet;

RUNNING THENCE North 2 degrees 25 minutes 50 seconds West,
274.19 feet to land now or formerly of Allen & Co.;

RUNNING THENCE North 87 degrees 35 minutes 50 seconds East,
594.53 feet along said land;

RUNNING THENCE South 1 degree 56 minutes 00 seconds East,
588.96 feet to the Northwesterly side of land of LIRR;

RUNNING THENCE along said land, South 49 degrees 44 minutes
04 seconds West, 561.83 feet to the point or place of BEGINNING.



BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

1 SUFFOLK COUNTY CLERK L/P# 11768 #457 Number of pages <u>4</u> Serial # _____ Certificate # _____ Prior C/W _____ Deed / Mortgage Instrument	2 <div style="text-align: center; font-size: 1.5em;"> <i>Boundary Line Agmt</i> </div> Deed / Mortgage Tax Stamp	3 <div style="text-align: center;"> 56 APR - 3 PM 3-40 SUFFOLK COUNTY RECORDED </div> Recording / Filing Stamp
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4 FEES	
Page / Filing Fee <u>12</u> Handling <u>5</u> TP-584 <u>6</u> Notation _____ KA-5217 (County) _____ Sub Total <u>23</u> KA-5217 (State) _____ R.P.T.S.A. <u>15</u> Comm. of Ed. <u>5.00</u> Affidavit _____ Certified Copy _____ Reg. Copy _____ Sub Total <u>20</u> Other <u>10</u> GRAND TOTAL <u>43</u>	Mortgage Amt. _____ 1. Basic Tax _____ 2. BONYMA _____ Sub Total _____ 3. Spec/Add. _____ TOT. MTG. TAX _____ Dual Town _____ Dual County _____ Held for Apportionment _____ Transfer Tax _____ Mansion Tax _____ The property covered by this mortgage is or will be improved by a one or two family dwelling only. YES _____ or NO _____ If NO, see appropriate tax clause on page # _____ of this instrument.



5 Real Property Tax Service Agency Verification <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Dist</th> <th>Section</th> <th>Block</th> <th>Lot</th> </tr> <tr> <td>0900</td> <td>250.00</td> <td>02.00</td> <td>005.000</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> Date <u>4-3-96</u> Initials <u>EL</u>	Dist	Section	Block	Lot	0900	250.00	02.00	005.000													6 Title Company Information Company Name _____ Title Number _____
Dist	Section	Block	Lot																		
0900	250.00	02.00	005.000																		

7 PRE PAID BY: Cash _____ Check <input checked="" type="checkbox"/> Charge _____ Payer name as R & R _____ OR: _____	ESSEKS, HEFTER & ANGEL P O BOX 279 RIVERHEAD, NEW YORK 11901 <i>JARK</i>
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8 RECORD & RETURN TO (ADDRESS)	
9 Suffolk County Recording & Endorsement Page	
This page forms part of the attached <u>BOUNDARY LINE AGREEMENT</u> made by:	
(Deed, Mortgage, etc.)	
The premises herein is situated in SUFFOLK COUNTY, NEW YORK. In the TOWN of <u>SOUTHAMPTON</u> In the VILLAGE or HAMLET of _____	WILLIAM TINTLE, JR. TO NELLA LIQUIDATING TRUST

BOUNDARY LINE AGREEMENT

AGREEMENT made this 12 day of March, 1996, between William Tintle, Jr., residing at no 8 Baiting Hollow Road, East Hampton, New York (hereinafter "Tintle"), and Nella Liquidating Trust, with office located at 711 Fifth Avenue, New York, New York (hereinafter "Nella"),

W I T N E S S E T H:

WHEREAS, Tintle is the owner in fee simple of a parcel of property (the "Tintle parcel") designated on the Suffolk County Tax Map as District 0900, Section 250.00, Block 02.00, Lot 005.000 and more particularly bound and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk, and State of New York being more particularly bounded and described as follows:

BEGINNING at a point located the following three courses and distances from the intersection of the westerly side of Cemetery Road and the northerly side of Lewis Road:

1. North 2 degrees 25 minutes 20 seconds West 1068.76 feet;
2. South 87 degrees 48 minutes 20 seconds West 57.70 feet;
3. North 2 degrees 20 minutes 40 seconds West 4718.69 feet to the point or place of Beginning; RUNNING THENCE South 84 degrees 22 minutes 20 seconds West 1015.88 feet; RUNNING THENCE North 2 degrees 20 minutes 40 seconds West 991.15 feet; RUNNING THENCE North 75 degrees 32 minutes 50 seconds East 784.52 feet; RUNNING THENCE North 2 degrees 22 minutes 30 seconds West 2316.27 feet to the sly side of Sunrise Highway;

THENCE Easterly along the Southerly side of Sunrise Highway along the arc of a curve to the right having a radius of 11,209.16 feet a distance of 248.42 feet to a point; THENCE South 2 degrees 20 minutes 40 seconds East 3417.81 feet to the point or place of BEGINNING.

WHEREAS, Nella is the owner in fee simple of the adjoining parcel of property (the Nella parcel") designated on the Suffolk County Tax Map as District 0900, Section 288.00, Block 01.00, Lot 061.000.

WHEREAS, the parties desire to fix and definitely establish the location of the boundary line between the Tintle parcel and the Nella parcel, said parcels being contiguous to one another, the Tintle parcel being the most westerly parcel and the Nella parcel being to the east of the Tintle parcel.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained the parties hereto for themselves, their heirs, successors, administrators and assigns, do covenant and agree:

1. The said boundary line shall be, and the same hereby is, established as the easterly boundary line of the Tintle parcel, as above described, and as specifically delineated on the certain survey made by Joseph A. Ingegno dated 12/11/95 which is incorporated in the title insurance report and policy of Ticor Title Insurance Company No. 1295-05659.

2. Tintle acknowledges that he has no right, title or interest (including the right of ingress or egress) in and to any land lying to the east of the said boundary line so established, and Nella acknowledges that it has no right, title or interest (including the right of ingress or egress) in and to any land lying to the west of the said boundary line.

3. Neither party shall at any time hereafter build, erect or cause or permit to be built or erected any structure, or cause or

11768 PC457

permit any encroachment, including water diverted by artificial means, which would extend or project beyond the said boundary line onto the other party's parcel.

4. This agreement shall run with the land and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns of each of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

William Tintle, Jr.
William Tintle, Jr.

NELLA LIQUIDATING TRUST

By: Terry/Allen Kramer
Terry/Allen Kramer

STATE OF NEW YORK)
COUNTY OF) ss.:

On this 1st day of March, 1996, before me came TERRY ALLEN KRAMER to me known and known to me to be the individual described in, and who executed the foregoing instrument, and acknowledge that she executed the same.

Jo Ann Ruggiero NP
Notary Public

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss.:

JO ANN RUGGIERO
Notary Public, State of New York
No. 24-4929328
Qualified in Kings County
Commission Expires May 31, 1996

On this 1st day of March, 1996 before me came WILLIAM TINTLE, JR. to me known and known to me to be the individual described in, and who executed the foregoing instrument, and acknowledge that he executed the same.

Karen M. Uhlinoth
Notary Public

KAREN M. UHLINOTR
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4056725 - SUFFOLK COUNTY
COMMISSION EXPIRES FEB. 28, 1998

LIBER 4462 PAGE 372

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

UNITED STATES OF AMERICA
Plaintiff

VS

765.56 ACRES OF LAND, MORE OR LESS,
SITUATE IN THE TOWN OF SOUTHAMPTON,
COUNTY OF SUFFOLK, STATE OF NEW YORK,
AND SALVATORE ALECI, ET AL

Defendants

DECLARATION OF TAKING

CIVIL NO. C.P.108

TO THE HONORABLE
THE UNITED STATES DISTRICT COURT:

I, the undersigned *Malcolm A MacIntyre, Under*
Secretary of the Air Force of the United States, hereby make the following
declaration by direction of the Secretary of the Air Force:

1. (a) The lands hereinafter described are taken under and in
accordance with the Act of Congress approved February 26, 1931 (46 Stat.
1421; 40 U.S.C. Sec. 258a), and Acts supplementary thereto and amendatory
thereof, and under the further authority of the Act of Congress approved
August 1, 1888 (25 Stat. 357, 40 U.S.C. 257); Sections 2663 and 9773 of
Title 10, United States Code, which authorizes the acquisition of land
for military purposes, the Act of Congress approved August 3, 1956 (Public
Law 969, 84th Congress), which Act authorizes acquisition of the land and
the Act of Congress approved July 27, 1956 (Public Law 814, 84th Congress)
which Act made funds available for such purposes.

(b) The public uses for which said lands are taken are as
follows: The said lands are necessary adequately to provide for the extension
of an aircraft landing field for use of the Department of the Air Force and
other military purposes incident thereto. The land has been selected under
the direction of the Secretary of the Air Force for acquisition by the
United States for use in connection with the operation of Suffolk County
Air Force Base, situate in the County of Suffolk, State of New York, and for
such other uses as may be authorized by Congress or by Executive Order.

2
1

2. A general description of the lands being taken is set forth in Schedule "A" attached hereto and made a part hereof, and is a description of a part of the same lands described in a Complaint in the above-entitled cause.

3. The estates hereby taken for said public uses in the below-identified tracts are as follows:

Tracts Nos.

B-202E-1	B-210E	B-229E	B-235E
B-203E	B-219E	B-230E	B-237E
B-204E-1	B-220E	B-232E	B-239E
B-206E	B-226E	B-233E	B-240E

a. Perpetual and assignable easements for the establishment and maintenance of clearance areas or zones in the above-identified tracts of land, consisting of the following rights:

(1) The continuing perpetual right to remove, to raze, to destroy and to prohibit the future construction of buildings or portions thereof, other structures or portions thereof, land, hills, embankments of earth and other materials, infringing upon, extending into, or extending above the approach glide surface and/or transitional surface as hereinafter described.

(2) The continuing perpetual right to top, to cut to ground level, to remove, and to prohibit the growth of trees, bushes, shrubs, or any other perennial growth or undergrowth infringing upon, extending into, extending above, or which could in the future infringe upon, extend into, or extend above the approach glide surface and/or transitional surface as hereinafter described.

(3) The right of ingress to, egress from, and passage on the above tracts of land for the purpose of exercising the rights hereinabove set forth.

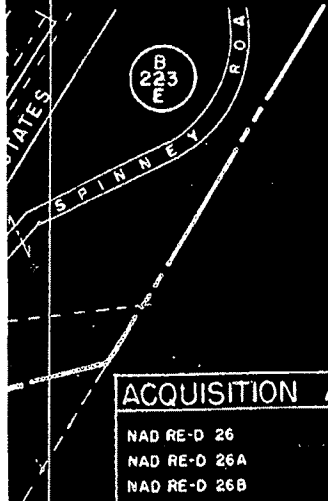
(4) Reserving however, to the landowners, their heirs, executors, administrators, successors and assigns, all right, title, interest and privileges, as may be enjoyed without interference with or abridgment of the rights hereby granted.

(5) Subject to existing easements for public roads, highways and streets, for public utilities and railroads.

b. Perpetual and assignable easements and temporary easements for the establishment and maintenance of clearance areas or zones in and over the following tracts:

B-202E-2	B-211E	B-216E	B-221E
B-207E	B-212E	B-217E	B-222E
B-209E	B-215E	B-218E	B-223E
			B-225E

consisting of the following rights:



ACQUISITION AUTHORIZATION

NAD RE-D 26	DATED 10-18-56
NAD RE-D 26A	DATED 3-13-57
NAD RE-D 26B	DATED 5-29-57
RE-D 6828	DATED 1-23-57

TECHNICAL MANUAL NO. 23.

RESERVATION LINE	
RESERVATION LINE (Actual Survey)	
TRACT BOUNDARY LINE	
TRACT NUMBER	
AVIGATION EASEMENT	
CONTOUR LINE	
DISPOSAL	

SEGMENT - B

DEPARTMENT OF THE ARMY
OFFICE OF THE NEW YORK DISTRICT ENGINEER
NORTH ATLANTIC DIVISION

DRAWN BY J. A.
TRACED BY J. A.
CHECKED BY L. B. D.

SUBMITTED BY:

ENGINEER

RECOMMENDED BY:

Thomas M. Quinn
CHIEF PLANNING & CONTROL BR

APPROVED BY: *Thomas F. Lynch*
CHIEF REAL ESTATE DIVISION

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D. C.

REAL ESTATE

SUFFOLK COUNTY
AIR FORCE BASE
(MILITARY RESERVATION)

DATE 5-27-57

E.M.A.

BY

INSTALLATION OR PROJECT NO.

SCALE IN FEET
400 0 400

SHEET 2 OF 2

DRAWING NO.

SCHEDULE "B" TO DECLARATION OF TAKING

ENG. FORM 1405-1
REV. 1-5-54

RECORDED

MAY 21 1958

@ 7:23 P.M.
ALEX. JAEGER
Clerk of Suffolk County

4857 216

THIS INDENTURE, made the 26 day of September, nineteen hundred and fifty-eight
BETWEEN MIRIAM YAVITZ, BORIS YAVITZ, AKIBA MARGOLIN and OLGA GELBLUM
all residing at 2211 Broadway, New York City, New York,

U.S.I.R.S. \$330

party of the first part, and LONG ISLAND LIGHTING COMPANY, a New York corporation,
having its principal office at 250 Old Country Road, Mineola, Nassau
County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ONE (\$1.00) dollars,

lawful money of the United States, and other good and valuable considerations paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

~~ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate
lying and being to the~~

ALL those certain lots, pieces or parcels of land situate, lying
and being at Flanders, Town of Southampton, County of Suffolk and
State of New York, shown and designated as Parcels 4 and 7 on a certain
map entitled, "Survey for Long Island Lighting Co., Flanders, Town of
Southampton, Suff. Co., N.Y., made by Alden W. Young, Professional
Engineer and Land Surveyor, Riverhead, N.Y., dated Jan. 27, 1958", the
said parcels being bounded and described as follows:

PARCEL NO. 4

BEGINNING at a point on the westerly side of Spinney Road distant
43.37 feet southerly from a monument set in the westerly side of
Spinney Road and which said monument is distant 109.15 feet north of
the South Division Line when measured along the westerly side of
Spinney Road; thence South along the westerly side of Spinney Road
65.78 feet; thence South 84° 22' 50" West 142.80 feet; thence North
57° 51' 40" West 2149.72 feet; thence North 4° 58' 40" West 75.24 feet;
thence South 57° 51' 40" East 2160.40 feet; thence North 86° 24' 30"
East 120.37 feet to the westerly side of Spinney Road at the point or
place of beginning.

PARCEL NO. 7

BEGINNING at a point on the easterly side of Spinney Road the
following two (2) courses and distances from a monument set in the
westerly side of Spinney Road distant 109.15 feet north of the South
Division Line when measured along the westerly side of Spinney Road:
(1) South 17° 12' 40" East 43.37 feet and (2) North 86° 24' 30" East
50.93 feet to the true point of beginning; thence North 86° 24' 30"
East 352.96 feet; thence South 4° 36' 40" East 30.00 feet; thence
South 5° 37' 40" East 20.13 feet; thence South 84° 22' 50" West 339.36
feet to the westerly side of Spinney Road and thence northerly along
the westerly side of Spinney Road 63.93 feet to the point or place
of beginning.

RESERVING, HOWEVER, unto the parties of the first part, their
heirs, executors, administrators and assigns ~~any~~ easement or easements
for street and highway purposes across the said parcels ~~for~~
~~any~~ SO LONG AS
the same do not interfere with the construction, operation and
maintenance of electric transmission lines, towers, poles and
appurtenant facilities.

The aforesaid premises are being conveyed subject to easements, agreements, restrictions, covenants, declarations, rights of way, if any, of record.
SUBJECT to easements acquired by United States of America in the proceeding entitled "United States of America against 765.56 acres of land more or less" situate in the Town of Southampton, County of Suffolk, etc., and shown therein as Tract #B-226E.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Miriam Yavitz L.S.
Ben's Yavitz L.S.
Cecilia Yavitz L.S.
Olga Yavitz L.S.

Golda Hausman



STATE OF NEW YORK, COUNTY OF *Kings*

On the *30* day of *September* 19*58*, before me personally came MIRIAM YAVITZ, BORIS YAVITZ, AKIBA MARGOLIN and OLGA GELBLUM

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Anna E. Con.
ANNA E. CON.
Notary Public, State of New York
No. 41-5840875
Qualified in Queens County
City of New York
Term Expires March 30, 1960

ss: STATE OF NEW YORK, COUNTY OF *Kings*

On the *26th* day of *September* 19*58*, before me personally came

AKIBA MARGOLIN and OLGA GELBLUM,

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Josephine L. Arena
JOSEPHINE L. ARENA
NOTARY PUBLIC, State of New York
No. 24-5098850
Qualified in Kings County
Term Expires March 30, 1960

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STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

ss: STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Title No. 1223628
1223631

MIRIAM YAVITZ, BORIS YAVITZ,
AKIBA MARGOLIN and OLGA GELBLUM

TO

LONG ISLAND LIGHTING COMPANY

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument lies in Section in Block on the Land Map of the County of

RECORDED AT REQUEST OF

Long Island Lighting Co.
250 Old Country Rd.
Mineola, N.Y.

Att: Mr. G. Skon

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

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and Trust Company



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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RECORDED

AUG 11 1960
@ 2:23 P. M.
NORMAN E. KLIPP
Clerk of Suffolk County